K 3645

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Andrew J. Doyle and wife, Lester Hill Doyle, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James Paul Allred, John H. Allred, Robert Garner Allred, and Marie Allred Banks, *have bargained and sold, and by these presents do transfer and convey unto the said* Andrew J. Doyle and wife, Lester Hill Doyle, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 2 and the northerly 9 feet of Lot No. 3 on the Plan of Geo. I. Waddey's Subdivision of Lots Nos. 1, 2, 3 and 4, of Stokes and Marshall's Subdivision, as of record in book 421, page 42, Register's Office for said County. Said Lot No. 2 and part of Lot No. 3 front together 59 feet on the easterly side of Natchez Trace or 28th Avenue South, formerly Compton Avenue, and run back between parallel lines 145 feet to an alley.
Being the same real property conveyed to Malcolm Allred, James W. Allred, and Quilla Allred, by deed from Frances Enoch, of record in book 1323, page 22, Register's Office for said County, the said Malcolm Allred, James W. Allred, and Quilla Allred, having since died, leaving James Paul Allred, John H. Allred, Robert Garner Allred, and Marie Allred Banks as their only heirs-at-law.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew J. Doyle and wife, Lester Hill Doyle, their *heirs and assigns, forever.*

And we *do covenant with the said* Andrew J. Doyle and wife, Lester Hill Doyle, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except taxes for the year 1963, which are prorated.

And we, James Paul Allred, John H. Allred, Robert Garner Allred, and Marie Allred Banks, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Andrew J. Doyle and wife, Lester Hill Doyle, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 10th *day of* October, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marie Allred Banks — James Paul Allred
John H. Allred — Robert Garner Allred

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* John H. Allred, Robert Garner Allred, and Marie Allred Banks, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23 *day of* October, *19* 63.

[illegible] *Notary Public*

Commission expires July 22 1967

DAVIDSON COUNTY, TENN.

P G 347